

# CHELMSFORD



## TO LET

Burgundy Court  
Unit 2  
66-72 Springfield Road  
Chelmsford  
CM2 6JY

**RETAIL**  
2,569 SQ. FT. (239 SQ. M.)



Office / Retail Suite



Car Park to The Rear



Close to Amenities



New Lease Available



Rent Only £55,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Located in a busy vehicular location on Springfield Road, with pedestrian traffic passing en route to and from Bond Street and Chelmsford centre. This well-presented ground-floor retail unit offers an opportunity to secure a prominent spot opposite Tesco and adjacent to Iceland.

The retail unit benefits from a 13m frontage to Springfield Road and a rear access from the car park accessed from Wharf Road, which in turn services the Meadows Shopping Centre car park. This open-plan retail unit includes a suspended ceiling with LED spotlights, a mix of carpet and laminate flooring, and a fully glazed shopfront with a forecourt display area. It also features double doors leading to a rear car park and a separate office area and male & female w/c facilities.

The unit benefits from a car park to the rear.



## ACCOMODATION

|               | SQ.FT. | SQ.M. |
|---------------|--------|-------|
| Building Area | 2,569  | 239   |

|       |       |     |
|-------|-------|-----|
| TOTAL | 2,569 | 239 |
|-------|-------|-----|

## TERMS

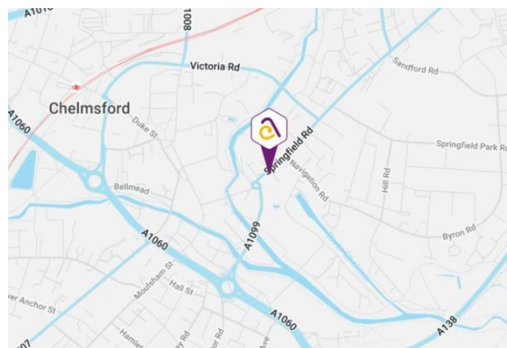
The premises is available to let upon a new, full repairing insuring lease for a term to be agreed

## SERVICE CHARGE

Based on the service charge budget for the year ending September, the apportioned cost is £2,095.83.

## EPC

Awaiting EPC



## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.

## BUSINESS RATES

Interested parties are advised to contact Chelmsford City Council 01245 606606

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## TENURE

Leasehold

## RENT

£55,000 Per Annum Exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks



**Ayers & Cruiks**  
COMMERCIAL

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